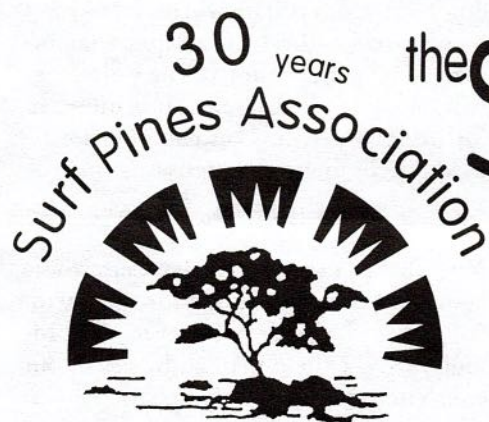


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Surf Pines Association Newsletter
 for all members



Surf Pines Breeze

Annual Membership Meeting

Saturday, August 7 at 10 a.m. the annual meeting of the Surf Pines Association will convene at the Astoria Golf and Country Club. In addition to the usual board report on the past year's activities with financial statement and proposed budget, election of new board members, and a proposed amendment to the bylaws, a key item on the agenda will be strategies to prevent recurrence of the flooding experienced this past winter. If nothing else is contentious, the projected costs of dealing with the problem will no doubt excite passions. So it should be an interesting meeting. Book early to get ringside seats.

There will be two places to be filled on the Board of Directors, as Dick Tevis' and George Von Weller's terms end. George resigned a couple of months ago and Burr Allegaert has been replacing him but cannot continue to serve. Dick Tevis is chair-

ing the nominating committee. If you would like to run for the board or if you know someone who has the time and interest in serving but is shy about volunteering, please contact Dick, 738-3111.

An extra reminder: only those whose association dues and special assessments are fully paid may vote, according to Articles of Incorporation, Article XI. In order for Association records to reflect your current payment, it makes sense to drop a check in the mailbox within the next week or so.

One more smidgen of advice: your payments, proxy votes and other Surf Pines Association correspondence can be most promptly dealt with if you post them to Woodford & Wood, PO Box 845, Seaside OR 97138 rather than drop them into the convenience box near the south gate. In this case, it pays to spend 33¢.

Happy Anniversary to Us

Thirty years ago this month the first board of directors of Surf Pines Association was formed and the Articles of Incorporation for the new entity were registered with the state of Oregon. The association was officially born.

These events record only the start of the process to establish the organization and give it powers to act. The most important factor in its creation followed: the recruitment of enough owners of property within the boundaries who voluntarily became members and agreed to pay dues in support of the community. It is important to realize that without the formal structure provided by the corporation there would have been no way to finance the infrastructure and its maintenance over the last three decades. By the late 1960s there were already too many developed properties to permit reliance on the willing generosity of a few individuals.

So this month, as the association faces times as challenging as any in its past, it is perhaps appropriate to wish ourselves a happy anniversary and a cooperative communal future.

Annual Surf Pines Association Meeting

Saturday, August 7

10 a.m.

Astoria Golf and Country Club

Association News

Beach Camping Decision

Many people will already know that the Oregon Parks Commission voted at its April meeting to close the beach from Fort Stevens to the Necanicum to overnight camping. After a series of hearings and submissions by the public, the commission based its decision on beach conditions that posed hazards to public health and safety caused by campers' failure to provide for sanitation and garbage disposal. The commission adopted administrative rule 736-030-0095 to be fully implemented by July 1, 1999. The definition of camping includes "erecting a tent or temporary shelter or arranging bedding...or parking a recreation vehicle or other vehicle in such a manner as will permit remaining overnight, or for other extended periods."

Rentals Rules

Not only may you not lend unexpected overnight visitors a tent and send them to the beach to sleep; you may not rent your home in Surf Pines on a daily or weekend basis. If your coastal home here is not your primary residence and you wish to use it as a source of income, you must offer it for at least a week at a time.

Recently some residents have been seriously disturbed by large groups of people using a home on Manion Drive for weekend parties. As many as 15 cars and vans have been observed parked at the house and last summer people were sleeping in tents and the backs of vans. Appeals to the owner to stop this practice have gone unheeded. The board has written to the owner and informed the planning department's code compliance officer. County restrictions for this coastal beach residential zone will be enforced.

No Fireworks

With the Fourth of July looming, please remember that no fireworks are permitted in Surf Pines. Though we have had more rain than usual, there remains a danger of a serious fire if fireworks are set off within



the area. The beach offers ample safe space for their use.

Surf Pines Directory

The board hopes to have a new directory of residents available for distribution at the annual meeting. Both old and new street numbers and names will be included in this issue to help the transition to the new rural address system. In addition, if you have an e-mail address you would like to list, let Lani Johnson (lanjohns@OregonVOS.net) know by July 15.

If you do not want to be listed or want only a partial entry (for instance, street address but no phone number, or name only) again please let Lani know so that your preference can be accommodated. If we don't hear from you we will list by owner's name, street address and telephone number. As in former issues, the new directory will include only residents. It is intended for internal use only and should not be used for commercial purposes.

Wired

Now that so many people have electronic addresses, communicating for those with computers is easier than ever. Accordingly, we list the e-mail addresses of our computerized board members along with their street and phone numbers on page 4. If you wish to attend a board meeting and want the agenda in advance or a copy of the draft minutes...or indeed other information, you can e-mail the secretary, Paulina Cockrum, who will reply to your e-mail address.

Gates and Security

"Something there is that doesn't love a gate..."

(apologies to Robert Frost)

Well might one think that some force of nature is determined to get rid of the north gate. No sooner was it finally up and running again after months of waiting for repairs and replacement parts than another accidental encounter, this time with the exit gate, rendered it useless. For an unknown reason a driver tried to reverse through the gate and was surprised when it refused to cooperate. How long will the gate be inoperative? That depends on the gate supplier. Gene Keever, who seems to give half his life to doctoring the gates, was hardly amused, to put it mildly, by this latest event.

Members who use personal gate code numbers rather than transmitters to open the gates should be aware that those codes are for the use of residents and

their families only. To discourage their use by a wider public the board adopted the practice of giving service people and casual visitors a monthly code which permits entry at both gates between 6 a.m. and 9 p.m. seven days a week. The board has decided to disseminate these special codes to members every three months with the billing. You will thus have a number for each month to give to occasional visitors and are urged to keep your personal code for your own family use.

In another move, the board plans to poll members on adopting a transmitters only policy for the north gate. Evidence points to widespread use of some personal gate codes by people who merely drive through Surf Pines for their convenience. Requiring a transmitter to gain access might stop that practice.

Penny Wisdom?

Jerry Whalen, who had been serving as secretary, resigned a couple of months ago for reasons outlined in the extracts from his letter to the board below. He makes it clear that a Surf Pines board member's lot is not a happy one, especially when there are such unusual problems as the flooding to be dealt with. Every board, however, has always wrestled with finding the time and resources not only to set policies and manage finances but to find means to execute the policies and get jobs done.

As the article on this page explains, for some time the board has considered employing an operations executive. There are now 221

homes within Surf Pines and a couple more are under construction. Some 110 unimproved parcels of land give an indication of the number of homes we could see within the not too distant future. The affairs of a community this size cannot be administered efficiently by a group of volunteers, even were people with relevant experience willing and available to serve.

On page 1 we note an anniversary and a bit of association history. In fact, the creation of the association was itself an effort to fund Surf Pines' development. Its success was dependant on property owners' willingness. The founding fathers knew that if too much money were asked, property owners would not sign up. So costs were kept as low as

possible...sometimes lower. Over three decades Surf Pines has relied on the readiness of residents to shoulder necessary work. That arrangement has worn very thin.

But habits of paying little and making do with inadequate services are hard to break. Those who are most critical of board actions (or inactions) are often least willing to pay for what is necessary. A case in point: the pumping operation to cope with the flooding from February to April cost in excess of \$30,000. At last count some \$4200 of the emergency assessment remained unpaid. The board is pursuing the outstanding money and will resort to liens if necessary. When everyone has paid the levy, it will have provided about \$25,000 toward the pumping expenses.

A Letter of Resignation

The following letter of resignation was received in May from Jerry Whalen, Secretary of the Association since August of 1998. It expresses quite eloquently his feelings and illustrates the reason why it is becoming increasingly difficult to attract and retain qualified board members. It states, in part:

"It is with regret that I must tender my resignation as a director of the Surf Pines Association....

"After my election to the board, I was surprised and somewhat discouraged to learn that this was more than a board that set policy and provided direction for the management of the association. Instead, the board members, along with a few dedicated volunteers, were the workers....

"Then came the phone calls and complaints from the members of the association with topics ranging from speeding, speed bumps, gates (open or closed), neighbors encroaching upon each other's rights and a myriad of rather mundane and sometimes trivial association and non-association problems. These were followed by the floods, with neighbors and friends choosing up sides: those directly affected by the water and those annoyed by all the effort expended on something that didn't directly affect them....

"All of these problems were accompanied by some rather vicious and confrontational verbal and written attacks on the association and individual board members. The bubble of tranquility had burst. It seemed there was nothing that the board could do that would not cause an immediate and aggressive reaction by a small but vocal group of our members. All of this was new and unexpected in my experience and it was very troublesome....

"In my previous tenure on a homeowner's board, we had a manager and staff to interface with the problems and complaints and to see that the work of the association was performed. He took care of routine correspondence, managed the assets, interfaced with and provided oversight of contractors' activities and generally assumed responsibility for all day to day activities....

"For the reasons cited above I find that I must resign as a member of the association's board effective immediately. The stress of confrontation and the greater workload is contrary to the lifestyle that I had planned...."

Respectfully, Jerry Whalen

Paid Manager for SPA

The Board of Directors has for several years been working toward the day when it would be necessary to employ a manager, initially on a part time basis, to handle the day to day affairs of the association. Provisions are made for this in the Bylaws under Article VIII, Paragraph(d), which empowers the Board to employ a manager or other employees, prescribe their duties and fix their compensation.

Although the need for such action was brought into sharp focus during the recent flooding, which thrust an overwhelming burden upon a handful of directors and volunteers, the need for a manager has become increasingly apparent in the past few years because of the growth in the number of homeowners and the resulting increase in demands upon the board's time.

A job description has been formulated for this position, but details have not as yet been finalized as to the number of hours of work which will be required each week, the compensation which will be offered or the impact upon our quarterly assessments. This entire subject will be on the agenda for discussion at our annual meeting on August 7, and the cost will appear in the 1999-2000 fiscal budget. (Please refer to "A Letter of Resignation," this page).

Help Needed?

Board member Tom Smith (861-1302) knows one or two youngsters who are willing to help with garden chores to earn some pocket money. If you have some jobs that need doing call Tom for more information. If you know a young person who is available for such chores, Tom is the person to contact.

Meeting of Minds

On June 23 a group of 18 people, representatives of several north coast communities and of public agencies, met together to compare experiences of flooding conditions during this past winter and to assess what can be done.

First order of business was to learn the extent of problems experienced from Fort Stevens south to Gearhart. Everyone present heard tales of moderate to severe flooding at Fort Stevens, Camp Rilea, Sunset Lake, Clatsop Plains, Surf Pines and the Highlands.

The chairman of the meeting was David Dickens of Northwest Oregon Resource Conservation & Development. Eldon Wright, who represents this area on the

Soil and Water Conservation District, was also present, along with a geologist and an engineer from HLB.

What emerged was that the flooding we experienced was part of a larger event that impacted many areas north and south of us. The data given to Mr. Dickens will be analyzed and another meeting will be held in three to four weeks to consider what remedies are feasible and how they may be financed.

A major concern is that nothing be done in one area that will have an adverse effect on neighboring areas. Given the public agencies involved, whatever measures are ultimately taken will probably be a long-term solution some months and meetings in the future.

Surf Pines Association Board of Directors

President	John McGowan	2510 Malarkey Drive	861-3732
Vice President	Dick Tevis	2252 Lucas Drive	738-3111
Secretary	Paulina Cockrum	11 Surf Pines Landing Drive	738-5789 peasea@seasurf.com
Treasurer	Allen Cellars	2263 Lakeside Court	717-0628
At Large	Burr Allegaert	2164 Manion Drive	738-7717 burr@transport.com
At Large	Tom Smith	2363 Ocean	738-8303, 861-1302 ... toms@sunsetbeach-OR.com
At Large	Ralph Todd	2722 Sliverspot Lane	861-9771 rktodd@seasurf.com

the Surf Pines *Breeze*

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Members are invited to contribute articles or comments, letters to the editor, or anything fit to print. Don't hesitate - shoot the *Breeze*!

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